

EXHIBIT A

Pine Tree Commercial Realty

1 Tower Lane
Suite 400
Oakbrook Terrace, IL 60181

+%JO-ANN STORES, LLC

DBA: JO-ANN #1928
5555 Darrow Rd.
Hudson, OH 44236



4/21/2025

Recovery Reconciliation for the period 01/01/2024 - 12/31/2024**Re : Polaris Towne Center SC, LLC**

Polaris Towne Center
1319 Polaris Pkwy
Columbus, OH 43240
Unit : 00017
ohptc144, t0065718

Dear Tenant:

Please be advised that your account has been charged/(credited) as shown below for your share of expense recoveries at Polaris Towne Center SC, LLC

Lease Start: 3/29/1999

Lease End: 1/31/2030

Amendment Type	Expense Type	Expense Pool Description	Total Recoverable Expenses	Admin Fee	Less Major Deduction	Net Recoverable Expenses	Days Occupied	Prorated Recoverable Expenses	Unit Square Footage	Adjusted Building Denom.	Pro Rata Share	Tenant Share of Expenses	Share Minimums	Share Caps	Adjusted Tenant Share
Original Lease	Common Area Maint	Common Area Maintenance	319,117.87	31,911.79	0.00	351,029.66	366	351,029.66	45,650	730,478	6.25%	21,937.01	0.00	34,096.76	21,937.01
Original Lease	Common Area Maint	Controllable CAM	28,203.10	2,820.31	0.00	31,023.41	366	31,023.41	45,650	650,886	7.01%	2,175.83	0.00	3,381.90	2,175.83
Original Lease	Common Area Maint	Controllable CAM	28,895.21	2,889.52	0.00	31,784.73	366	31,784.73	45,650	459,243	9.94%	3,159.49	0.00	4,910.80	3,159.49
Original Lease	Insurance	Insurance - Property	102,678.98	0.00	0.00	102,678.98	366	102,678.98	45,650	390,832	11.68%	11,993.12	0.00	0.00	11,993.12
Original Lease	Variable CAM	CAM Uncontrollable	32,540.12	3,254.01	0.00	35,794.13	366	35,794.13	45,650	377,351	12.10%	4,330.19	0.00	0.00	4,330.19
Original Lease	Variable CAM	Uncontrollable	385,013.68	38,501.37	0.00	423,515.05	366	423,515.05	45,650	730,478	6.25%	26,466.87	0.00	0.00	26,466.87
			896,448.96	79,377.00	0.00	975,825.96		975,825.96				70,062.51	0.00	42,389.46	70,062.51

Total Escrows Charged 65,888.88
Amount Under/(Over) Charged 4,173.63

Amounts due should be remitted within 20 days to the lockbox address where your base rent is paid.
Amounts owed to you have been credited to your account and can be used to offset outstanding charges.
We appreciate your business and prompt payments.

If you have any questions regarding this invoice please contact your property manager, Ronda Zielinski :
Email: rzielinski@pinetree.com, Phone: (630) 451-8570

Sincerely,
The CAM Department

Pine Tree Commercial Realty

1 Tower Lane
Suite 400
Oakbrook Terrace, IL 60181

+%JO-ANN STORES, LLC

DBA: JO-ANN #1928
5555 Darrow Rd.
Hudson, OH 44236



4/30/2025

Recovery Reconciliation for the period 01/01/2025 - 06/30/2025**Re : Polaris Towne Center SC, LLC**

Polaris Towne Center
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Columbus, OH 43240
Unit : 00017
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Original Lease	Real Estate Taxes	Real Estate Tax	897,191.96	0.00	0.00	897,191.96	31	149,531.99	45,650	448,062	10.19%	15,234.80	0.00	0.00	15,234.80
Renewal	Real Estate Taxes	Real Estate Tax	897,191.96	0.00	0.00	897,191.96	150	747,659.97	45,650	448,062	10.19%	76,174.01	0.00	0.00	76,174.01
			1,794,383.92	0.00	0.00	1,794,383.92		897,191.96				91,408.81	0.00	0.00	91,408.81

Total Escrows Charged 0.00
Amount Under/(Over) Charged 91,408.81

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Sincerely,
The CAM Department